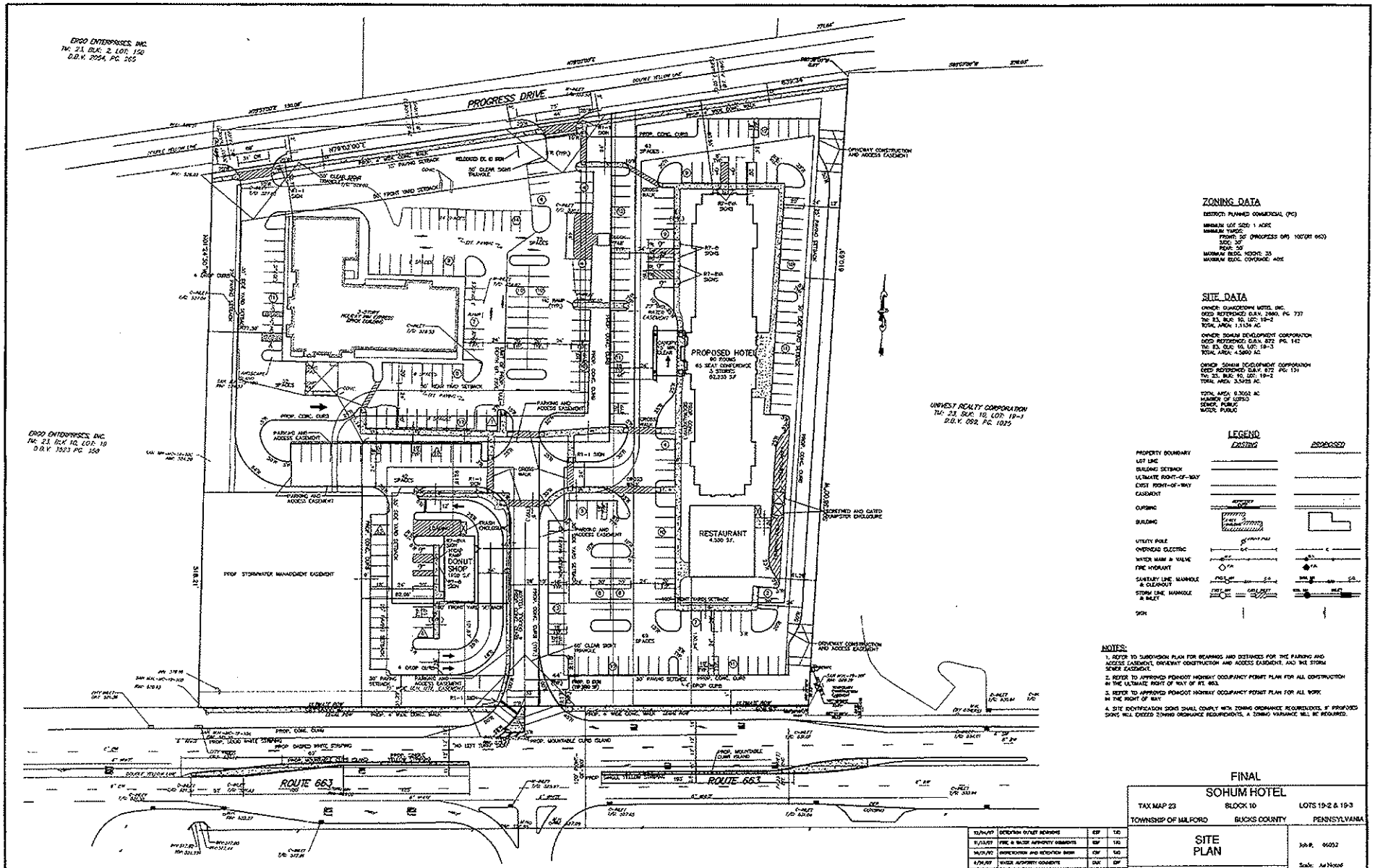

ZONING DATA

DISTRICT: PLANNED COMMERCIAL (PC)

MINIMUM LOT SIZE: 1 ACRE
MINIMUM YARDS:
FRONT: 50' (PROGRESS DR) 100'(RT 663)
SIDE: 30'
REAR: 50'
MAXIMUM BLDG. HEIGHT: 35
MAXIMUM BLDG. COVERAGE: 40%

SITE DATA

OWNER: GUAKOSTOPIA HOTEL INC.
DEED REFERENCE: D.B.V. 2660, PG. 737
TAX: 23, BLK: 10, LOT: 19-2
TOTAL AREA: 1.1134 AC

OWNER: SOHUM DEVELOPMENT CORPORATION
DEED REFERENCE: D.B.V. 872 PG. 142
TAX: 23, BLK: 10, LOT: 19-3
TOTAL AREA: 4.5860 AC

OWNER: SOHUM DEVELOPMENT CORPORATION
DEED REFERENCE: D.B.V. 872 PG. 151
TAX: 23, BLK: 10, LOT: 19-2
TOTAL AREA: 3.5725 AC.

TOTAL AREA: 9.3719 AC
MUNICIPALITY OF LORIO
SEWER: PUBLIC
WATER: PUBLIC

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
BUILDING SETBACK		
ULTIMATE RIGHT-OF-WAY		
EXIST RIGHT-OF-WAY		
EASEMENT		
CURBING		
BUILDING		
UTILITY POLE		
OVERHEAD ELECTRIC		
WATER MAIN & VALVE		
FIRE HYDRANT		
SANITARY LINE MANHOLE & CLEANOUT		
STORM LINE MANHOLE & INLET		
SIGN		

NOTES:

1. REFER TO SUBDIVISION PLAN FOR BEARINGS AND DISTANCES FOR THE PARKING AND ACCESS EASEMENT, DRIVEWAY CONSTRUCTION AND ACCESS EASEMENT, AND THE STORM SEWER EASEMENT.
2. REFER TO APPROVED PENNDOT HIGHWAY OCCUPANCY PERMIT PLAN FOR ALL CONSTRUCTION IN THE ULTIMATE RIGHT OF WAY OF RT. 663.
3. REFER TO APPROVED PENNDOT HIGHWAY OCCUPANCY PERMIT PLAN FOR ALL WORK IN THE RIGHT OF WAY.
4. SITE IDENTIFICATION SIGNS SHALL COMPLY WITH ZONING ORDINANCE REQUIREMENTS. IF PROPOSED SIGNS WILL EXCEED ZONING ORDINANCE REQUIREMENTS, A ZONING VARIANCE WILL BE REQUIRED.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE, AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc

NOTE:
PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 187 OF 1996 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EVALUATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTOR, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL

12/04/07	DETENTION OUTLET REVISIONS	EDF	TJO
11/13/07	FIRE & RESCUE AUTHORITY COMMENTS	EDF	TJO
10/31/07	DETENTION AND RETENTION BASIN	EDF	TJO
4/24/07	WATER AUTHORITY COMMENTS	DJC	EDF
3/14/07	SCHOOL AUTHORITY COMMENTS	JPB	EDF
4/10/07	SEWER AUTHORITY COMMENTS	DJC	EDF
4/9/07	TOWNSHIP COMMENTS	CLS	TPO
2/15/07	COUNTY COMMENTS	DJZ	TPO
6/14/06	TOWNSHIP COMMENTS	CLS	TPO

FINAL
SOHUM HOTEL
TAX MAP 23 BLOCK 10 LOTS 19-2 & 19-3
TOWNSHIP OF MILFORD BUCKS COUNTY PENNSYLVANIA

SITE PLAN

MEDINA CONSULTANTS
83 S. Commerce Way
Bethlehem, PA 18017
Tel: 610-691-6000

Job #: 06052
Scale: As Noted
Date: 5-15-06
Drwn By:
Sheet #